



POLICE STATION UPDATE

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Purpose

- Update the Council on status of proposed police station project.
- Get direction from Council on next step(s).

Police Station Process

- Project started in 2015 with a needs assessment that reviewed the conditions of the current facility and the long-term space needs of the Police Department.
- Signed a design contract with an architect, MACKENZIE, in July 2016. Contract was for program approval and design and divided into three major phases, each requiring City approval to move to the next phase. The City has completed Phase I and has put the next phase on hold until construction funding is available.
- Outside polling consultant did a focus group process in April 2018 with the objectives of assessing community attitudes, determining current perception of police facility and need for facility improvements, and assess reaction to a bond measure.

Police Station Process (cont.)

- In April and June 2018, the City purchased two lots on the corner of 19th St and Birch St. for the location of a potential new police station. One lot is being used to house volunteer firefighters.
- In November 2018, City had a poll of likely voters conducted to determine potential support for a bond measure. Poll showed a bond measure would likely not be successful.
- Staff developed and conducted an extensive, ongoing public education effort about condition of current facility and why a new facility is warranted.
- Completed schematic design (30%) in early 2020 and a revised cost estimate for the proposed facility, which was designed to meet the space needs of the department for the next forty to fifty years.

Police Station Process (cont.)

- The current total cost estimate is \$20,000,000 to complete the design, construct, and equip the new facility. The design has been the subject of several work sessions and has undergone extensive value engineering to reduce the overall footprint and cost.
- The Police Facility would require a General Obligation Bond to finance. The current completion date is estimated at the end of 2023 if placed on the May or November 2021 ballot and if the election is successful.
- Staff estimated the first-year costs of a \$20 million, 20 year bond would be \$155 for a homeowner with assessed value of \$230,000 which is the average assessed value of a single-family residence in the City.
- In January 2020, there was consensus to not place the proposed facility on the May 2020 ballot and to discuss the viability of conducting another poll to reassess voter attitudes.

Whats Next?

- How do the unknown economic effects of COVID-19 affect a potential ballot measure?
 - Staff is making the assumption that a ballot measure will not be submitted for the November 2020 election based on the current economic conditions.
 - How long the actual economic effects will last and how voter perception of tax measures will be effected is not known.
- Does the Council see a future \$20 million bond measure (or higher depending on the timing of the ballot measure) as a realistic option to submit to the voters at a future election or should a different planning horizon be looked at?

What Next? (cont.)

- If the answer to the second question is yes, what would Council see as the potential timing for a ballot measure?
 - Recommend a May or November election to avoid the double-majority approval requirement.
 - Does the City do another poll to gauge voter attitudes? If so, the poll should be timed to the potential election date and will cost ~\$30K.
 - Other tax measures may effect timing of potential bond measure:
 - Metro transportation measures in November, 2020.
 - The renewal or increase of the City's Local Option Levy (LOL); targeted for May, 2022.
 - Potential for a Fire District and establishing a permanent tax rate.
 - School facility bonds tentatively planned for 2021.

What Next?

- If the answer to the second question is no, what is the alternative?
 - Hold the completed schematic design until the time the Council may want to submit a bond and have Police manage with their current facility.
 - Determine if there are other alternatives that could address critical needs over a shorter time period. For example:
 - Hire new Chief and stabilize staffing.
 - Refocus time horizon and initiate planning for a 20 year strategy instead of 50 year strategy. This would likely include an annex behind the current station and remodeling of some of the interior. It could involve shifting parking around on the block to maintain some secured parking for the Police.